

**CITY OF CHICAGO ZONING BOARD OF APPEALS**  
**FRIDAY- December 20, 2019**  
**121 N. LaSalle Street- City Council Chambers- 2nd Flr.**

Approval of the minutes from the November 15, 2019 regular meeting of the Board.

Approval of the agenda for the December 20, 2019 regular meeting of the Board.

**9:00 A.M.**

**CONTINUANCE**

<b>551-19-S</b>	<b>ZONING DISTRICT: B1-1</b>	<b>WARD: 19</b>
<b>APPLICANT:</b>	Completely Styled	
<b>OWNER:</b>	11070 S. Western, LLC	
<b>PREMISES AFFECTED:</b>	2406 W. 111th Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	

**REGULAR CALL**

<b>597-19-S</b>	<b>ZONING DISTRICT: B1-3</b>	<b>WARD: 48</b>
<b>APPLICANT:</b>	Sunita Shrivastava dba Silky Threading, Waxing, Nails, Hair & Body Tan Salon	
<b>OWNER:</b>	BCH Granville, LLC	
<b>PREMISES AFFECTED:</b>	1051-53 W. Granville Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hair and nail salon in an existing personal service facility.	

<b>598-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 28</b>
<b>APPLICANT:</b>	AGC, Holdings, Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2450 W. Flournoy Street	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 998 square feet for a proposed three-story, three dwelling unit building.	

<b>599-19-Z</b>	<b>ZONING DISTRICT: RM-5</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	Urbane Home, LLC- 1459 North Park	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1459-61 N. North Park Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 28.62' to 17', north side setback from 2' to 1' (south to be 3') , combined side setback from 5' to 4' for a proposed three-story, single- family residence.	

<b>600-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 26</b>
<b>APPLICANT:</b>	Adelina Pavia	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1618 N. Avers Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 15.25' to 9.58', north side setback from 2' to 1' (south to be 5.9'), combined side setback to be 6.9' to remove and replace the front and rear porch and construct a new rooftop deck on the existing garage.	
 <b>601-19-Z</b>	 <b>ZONING DISTRICT: RT-4</b>	 <b>WARD: 25</b>
<b>APPLICANT:</b>	Fox Chicago, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1906 S. Carpenter Street	
<b>SUBJECT:</b>	Application for a variation to reduce the north side setback from 2' to .88', (south to be 2.76') combined side setback from 5' to 3.64' for a proposed two and three-story, two dwelling unit building.	
 <b>602-19-Z</b>	 <b>ZONING DISTRICT: RT-4</b>	 <b>WARD: 25</b>
<b>APPLICANT:</b>	Fox Chicago, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1906 S. Carpenter Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard open space from the required 162.5 square feet to zero for a proposed two and three-story, two dwelling unit building.	
 <b>603-19-S</b>	 <b>ZONING DISTRICT: B1-1</b>	 <b>WARD: 39</b>
<b>APPLICANT:</b>	Rule Transfer IL, Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4058 -4102 W. Peterson Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a one-lane drive-through facility to serve a proposed fast food restaurant.	
 <b>604-19-S</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 6</b>
<b>APPLICANT:</b>	Christal Deese dba The Beauty and Barber Lounge, LLC	
<b>OWNER:</b>	V & N Properties	
<b>PREMISES AFFECTED:</b>	7242 S. Wentworth Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hair and nail salon.	

<b>605-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 29</b>
<b>APPLICANT:</b>	Bombs, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5437 W. Gladys Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 16.7' to 0.75', west setback from 3.44' to 2.15' (east to be 15.38') combined side setback to be 17.53', the setback from the rear property line for enclosed parking from 2' to 0.65' for a proposed rear addition, rear open deck, detached two-car garage and a new 5' tall solid fence at the front of an existing single family residence.	
 <b>606-19-S</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 8</b>
<b>APPLICANT:</b>	Epitome of She, LLC	
<b>OWNER:</b>	Carol Investment Corporation	
<b>PREMISES AFFECTED:</b>	8301 S. Stony Island, Unit B	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	
 <b>607-19-S</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 44</b>
<b>APPLICANT:</b>	Cuddle Bunny, LLC	
<b>OWNER:</b>	2901-11 Clark, LLC	
<b>PREMISES AFFECTED:</b>	2901 N. Clark Street	
<b>SUBJECT:</b>	Application for a special use to establish an animal services (boarding) facility.	
 <b>608-19-Z</b>	 <b>ZONING DISTRICT: RS-2</b>	 <b>WARD: 50</b>
<b>APPLICANT:</b>	Michael Steinmetz	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2944 W. Morse Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the combined side setback from the required 12.75' to 10.17' (west to remain at 4.6' and east to be 5.57'), for a proposed two-story addition to the side and rear of the existing single family residence.	
 <b>609-19-Z</b>	 <b>ZONING DISTRICT: RS-2</b>	 <b>WARD: 50</b>
<b>APPLICANT:</b>	Michael Steinmetz	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2944 W. Morse Avenue	
<b>SUBJECT:</b>	Application for a variation to increase the floor area ratio from the maximum 0.65 to 0.74 for a proposed two story addition to the rear and side of the existing single family residence.	
 <b>610-19-S</b>	 <b>ZONING DISTRICT: B3-1</b>	 <b>WARD: 50</b>
<b>APPLICANT:</b>	Mt. Zion Anglican Church	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2741 W. Howard Street	
<b>SUBJECT:</b>	Application for a special use to establish a religious assembly facility within an existing one and two story building.	

<b>611-19-Z</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 50</b>
<b>APPLICANT:</b>	Mt. Zion Anglican Church	
<b>OWNER:</b>	Meirim Food Holdings, LLC	
<b>PREMISES AFFECTED:</b>	7555 N. California Avenue	
<b>SUBJECT:</b>	Application for a variation to establish four off-site parking spaces in an existing fifteen space parking lot to serve the proposed the religious assembly at 2741 W. Howard Street. The entrance from the religious assembly to the parking spaces is less than 100 feet.	
<b>612-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 37</b>
<b>APPLICANT:</b>	Maldonado Properties Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1503 N. Central Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 12.73' to 9.97', north setback from 2.4' to 0.43' (south to be 3.21'), combined side setback from 6' to 3.64' for a proposed one story front one story open porch with roof and new side below grade secondary entry stair to the first story at the existing three-story, single family residence.	
<b>613-19-Z</b>	<b>ZONING DISTRICT: B2-3</b>	<b>WARD: 44</b>
<b>APPLICANT:</b>	3264 Clark, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	913 W. School Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed five- story, eighteen dwelling unit and four efficiency unit residential building with an attached eleven car garage at ground floor. This is a transit served location.	
<b>614-19-Z</b>	<b>ZONING DISTRICT: B2-3</b>	<b>WARD: 44</b>
<b>APPLICANT:</b>	3264 Clark, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	913 W. School Street	
<b>SUBJECT:</b>	Application for a variation to reduce the amount of street facing transparent windows from the required 172.8 square feet to 137.1 square feet for a proposed five-story, eighteen dwelling unit and four efficiency unit residential building with an attached eleven car garage at the ground floor. This is a transit served location.	
<b>615-19-Z</b>	<b>ZONING DISTRICT: RM-6</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Alexander Stoykov	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	343 W. Belden Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum east and west side setback from the required 4.04' to 0.17' for a proposed four-story rear addition with rear open deck in an existing four-story building being deconverted from a three dwelling unit building to a two dwelling unit building.	

<b>616-19-S</b>	<b>ZONING DISTRICT: C1-2</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	Moca, LLC	
<b>OWNER:</b>	Drummond & Briar, LLC	
<b>PREMISES AFFECTED:</b>	2847 W. Fullerton Avenue / 2367 N. Milwaukee Avenue	
<b>SUBJECT:</b>	Application for a special use to expand an existing medical cannabis dispensary in an existing one and two story building.	
<b>617-19-S</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Jester Properties, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1709 N. Kedzie Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed four-story, three dwelling unit building with a parking pad.	
<b>618-19-Z</b>	<b>ZONING DISTRICT: RM-4.5</b>	<b>WARD: 26</b>
<b>APPLICANT:</b>	1500 Ohio, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1513 W. Ohio Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard setback from the required 35.7' to 16.8' for a proposed access bridge connection between proposed roof decks on an existing detached two-car garage from the existing rear four-story open stair to an existing three-story, six dwelling unit building.	
<b>619-19-Z</b>	<b>ZONING DISTRICT: RM-4.5</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	1500 Ohio, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1513 W. Ohio Street	
<b>SUBJECT:</b>	Application for a variation to relocate the required rear yard open space of 386.75 square feet to the proposed garage roof deck which will serve the existing three-story, six dwelling unit building.	
<b>620-19-Z</b>	<b>ZONING DISTRICT: RM-5</b>	<b>WARD: 2</b>
<b>APPLICANT:</b>	Darren and Jill Kohlberg	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	315 W. Eugenie Street	
<b>SUBJECT:</b>	Application for a variation to reduce the west side setback from the required 2' to 1.17' (east to be 2.75'), combined side setback from 4.8' to 3.92' for a proposed two-story addition to the rear of the existing single family residence.	

<b>621-19-Z</b>	<b>ZONING DISTRICT: C2-2</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	Diamond Partnership, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	505 N. Hermitage Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area from the required 6,000 square feet to 5,852 square feet for a proposed four-story, six dwelling unit mixed use building.	
<b>622-19-Z</b>	<b>ZONING DISTRICT: C2-2</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	Diamond Partnership, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	505 N. Hermitage Avenue	
<b>SUBJECT:</b>	Application for a variation to increase the height from the maximum 50' to 55' for a proposed four-story, six dwelling unit mixed use building.	
<b>623-19-S</b>	<b>ZONING DISTRICT: C2-2</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	Diamond Partnership, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	513 N. Hermitage Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.	
<b>624-19-S</b>	<b>ZONING DISTRICT: C2-2</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	Diamond Partnership, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	521 N. Hermitage Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.	
<b>625-19-S</b>	<b>ZONING DISTRICT: C2-2</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	Diamond Partnership, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	529 N. Hermitage Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.	
<b>626-19-S</b>	<b>ZONING DISTRICT: C1-2</b>	<b>WARD: 6</b>
<b>APPLICANT:</b>	Chicago Army & Lou's Inc.	
<b>OWNER:</b>	Willie Brown Beneficiary & Trust of First National Bank	
<b>PREMISES AFFECTED:</b>	420-24 E. 75th Street	
<b>SUBJECT:</b>	Application for a special use to establish an out- door roof top patio to serve the existing restaurant with a proposed second story addition.	

<b>627-19-Z</b>	<b>ZONING DISTRICT: C1-2</b>	<b>WARD: 6</b>
<b>APPLICANT:</b>	Chicago Army & Lou's Inc.	
<b>OWNER:</b>	Willie Brown - Beneficiary and Trustee of First National Bank	
<b>PREMISES AFFECTED:</b>	420-24 E. 75th Street	
<b>SUBJECT:</b>	Application for a variation to establish a public place of amusement license to serve an existing restaurant which is located within 125' of a residential zoning district.	
<b>628-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 8</b>
<b>APPLICANT:</b>	Salonish Hair Studio, LLC	
<b>OWNER:</b>	Mohamed Nasser	
<b>PREMISES AFFECTED:</b>	8546 S. Stony Island Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	
<b>629-19-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	Flags Social & Athletic Club	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	552 W. 47th Street	
<b>SUBJECT:</b>	Application for a special use to expand an existing one-story private lodge with a proposed one-story addition.	
<b>630-19-Z</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	Flags Social & Athletic Club	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	552 W. 47th Street	
<b>SUBJECT:</b>	Application for a variation to establish a public place of amusement license for an existing private lodge.	
<b>631-19-S</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 28</b>
<b>APPLICANT:</b>	624-28 S Racine, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	624-28 S. Racine Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for an existing three and four story building to be converted from an eight dwelling unit mixed use building with ground floor restaurant to an eleven dwelling unit building.	

**2:00 P.M.**

**CONTINUANCES**

<b>457-19-S</b>	<b>ZONING DISTRICT: PMD-4A</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	Moonlight Studios, Inc.	
<b>OWNER:</b>	DDP Enterprises, LLC	
<b>PREMISES AFFECTED:</b>	1455 W. Hubbard Street	
<b>SUBJECT:</b>	Application for a special use to establish an accessory off-site parking lot with seventeen required parking spaces to serve a proposed industrial private event space located at 1446 W. Kinzie Street.	
<b>458-19-Z</b>	<b>ZONING DISTRICT: PMD-4A</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	Moonlight Studios, Inc.	
<b>OWNER:</b>	DDP Enterprises, LLC	
<b>PREMISES AFFECTED:</b>	1455 W. Hubbard Street	
<b>SUBJECT:</b>	Application for a variation to establish shared parking for seventeen parking spaces for non-residential use with different peak hours to accommodate the required parking for a proposed industrial private event space located at 1446 W. Kinzie Street.	
<b>478-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	Albert V. Trigo	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1015 N. Drake Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 37.54' to zero, north side setback from 2.4' to zero (south shall be zero), combined side setback from 6' to zero to allow a rear fence with rolling gate at 11.2' in height to serve the existing two-story residential building.	
<b>528-19-Z</b>	<b>ZONING DISTRICT: C1-2</b>	<b>WARD: 8</b>
<b>APPLICANT:</b>	Education & Entertainment, Inc.	
<b>OWNER:</b>	Leona's Properties, LLC	
<b>PREMISES AFFECTED:</b>	9156 S. Stony Island Avenue	
<b>SUBJECT:</b>	Application for a variation to establish a public place of amusement license to provide recreational services, live theatrical performances, dancing comedy and rental space which is located within 125' of a residential district.	



<b>536-19-Z</b>	<b>ZONING DISTRICT: C2-2</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Yaz & Cam dba Granero	
<b>OWNER:</b>	Raul Perez	
<b>PREMISES AFFECTED:</b>	2529 N. Milwaukee Avenue	
<b>SUBJECT:</b>	Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ, and cover charge within an existing restaurant which is located within 125' of a residential district.	

<b>562-19-Z</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	KPLN Holdings, LLC	
<b>OWNER:</b>	Southport Lincoln Property Series, LLC / L W East Series, LLC	
<b>PREMISES AFFECTED:</b>	2933-37 N. Southport Avenue / 2956-58 N. Lincoln Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to zero for a proposed four-story, mixed use building with an attached eleven car garage.	

<b>563-19-Z</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	KPLN Holdings, LLC	
<b>OWNER:</b>	Southport Lincoln Property Series, LLC / L W East Series, LLC	
<b>PREMISES AFFECTED:</b>	2933-37 N. Southport Avenue / 2956-58 N. Lincoln Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the off street parking from the required twelve parking spaces to eleven for a proposed four-story, mixed use building with an attached eleven car garage.	

<b>566-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Noah Properties, LLC	
<b>OWNER:</b>	John A. Newhouse	
<b>PREMISES AFFECTED:</b>	2339 W. Shakespeare Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 13.03' to 8.5', east setback from 2' to zero, combined side setback from 4.8' to 2', rear setback from 28' to 2' for a proposed two-story, single family residence with rear open deck and an attached two-car garage with roof deck.	

<b>567-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Noah Properties, LLC	
<b>OWNER:</b>	John A. Newhouse	
<b>PREMISES AFFECTED:</b>	2339 W. Shakespeare Avenue	
<b>SUBJECT:</b>	Application for a variation to relocate the required 225 square feet of rear yard open space to the proposed garage roof deck which will serve the proposed two-story, single family residence with rear open deck and an attached two-car garage with roof deck.	

<b>568-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Noah Properties, LLC	
<b>OWNER:</b>	John A. Newhouse	
<b>PREMISES AFFECTED:</b>	2341 W. Shakespeare Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 12.85' to 8.5', both side yard setbacks from 2' to zero, combined side yard setback from 4.8' to zero, rear yard setback from 28' to 2' for a proposed two-story, single family residence with a rear open deck and attached two- car garage with roof deck.	
<b>569-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Noah Properties, LLC	
<b>OWNER:</b>	John A. Newhouse	
<b>PREMISES AFFECTED:</b>	2341 W. Shakespeare Avenue	
<b>SUBJECT:</b>	Application for a variation to relocate the required rear yard open space to the roof of the proposed attached garage which will serve the proposed single family residence with a rear open deck and attached two car garage with roof deck.	
<b>571-19-S</b>	<b>ZONING DISTRICT: M1-3</b>	<b>WARD: 3</b>
<b>APPLICANT:</b>	D3: Dre's Diesel Dome, LLC	
<b>OWNER:</b>	2635 South Wabash Realty, LLC	
<b>PREMISES AFFECTED:</b>	2635 S. Wabash Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a 4,215 square foot fitness center (Sports and Recreation Participant) in an existing four-story mixed use building.	
<b>593-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	2738 W Cortez Condominium Association	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2738 W. Cortez Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 37.4' to 2', east and west side setback from 2' each to zero, combined side setback from 5' to zero for a proposed garage roof deck with access bridge in the rear of an existing three-story, three dwelling unit building.	
<b>594-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	2738 W Cortez Condominium Association	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2738 W. Cortez Street	
<b>SUBJECT:</b>	Application for a variation to relocate the required 202 square feet of rear yard open to a proposed garage roof top deck which will serve the existing three-story, three dwelling unit building with garage with access bridge to the proposed roof deck.	

<b>595-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	2738 W Cortez Street Condominium Association	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2738 W. Cortez Street	
<b>SUBJECT:</b>	Application for a variation to reduce the required number off-street parking three parking spaces to two for a proposed garage roof deck with access bridge at the rear of the existing three-story, three dwelling unit building.	

<b>596-19-S</b>	<b>ZONING DISTRICT: B2-3</b>	<b>WARD: 28</b>
<b>APPLICANT:</b>	An Abstract Grooming Company / Simeon O Haynes	
<b>OWNER:</b>	Bob Louis Group, LLC	
<b>PREMISES AFFECTED:</b>	900 S. Western Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a barber shop.	

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 491-19-Z, 492-19-Z, 498-19-S, 402-19-Z, and 511-19-Z, 512-19-Z and 513-19-Z.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of November 15, 2019.

Semi-annual review of closed session minutes.

Adjournment.